

**EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 3 TE
CITY PROJECT No. 00142
3636 EAST ROSEDALE STREET
LOT 1 AND LOT 2, BLOCK 13, A.S. HALL ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

EXHIBIT "A"

Being a temporary construction easement out of Lot 1 and Lot 2, Block 13 of A.S. Hall Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 791, Page 301 of the Plat Records of Tarrant County, Texas, said temporary construction easement being out of a tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando as recorded in County Clerk's File No. D209044366 of the Deed Records of Tarrant County, Texas, said temporary construction easement of land being more particularly described as follows:

COMMENCING at a 3/4 inch iron found for the most westerly corner of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, said 3/4 inch iron rod being the northeast corner of a tract of land, deeded to Bong Ho Kim as recorded in County Clerk's File No. D206028897 of said Deed Records of Tarrant County, Texas, said 3/4 inch iron rod also being in the existing southeasterly right-of-way line of East Rosedale Street (an 80.0' right-of-way), from which a "Y" in concrete found for the southwest corner of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando bears South 27 degrees 40 minutes 56 seconds East, a distance of 70.14 feet, said "Y" in concrete being the southeast corner of said tract of land deeded to Bong Ho Kim, said "Y" in concrete also being in the existing north right-of-way line of Avenue F (a 60.0' right-of-way); **THENCE** North 58 degrees 05 minutes 13 seconds East, with the northwesterly line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando and with the existing southeasterly right-of-way line of said East Rosedale Street, passing at a distance of 26.19 feet, a point in the east line of Lot 3 of said Block 1, said point being in the west line of said Lot 2, in all, a distance of 47.24 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement;

THENCE North 58 degrees 05 minutes 13 seconds East, with the northwesterly line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando and with the existing southeasterly right-of-line of said East Rosedale Street, a distance of 1.07 feet to a point for the beginning of a curve to the right having a radius of 473.00 feet, a central angle of 03 degrees 27 minutes 28 seconds, and whose chord bears North 59 degrees 45 minutes 29 seconds East, a distance of 28.54 feet;

THENCE with said curve to the right, with the northwesterly line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando and with the existing southeasterly right-of-way line of said East Rosedale Street, an arc length of 28.55 feet to an "X" set in concrete for the intersection of the existing southeasterly right-of-way line of said East Rosedale Street with the proposed southeasterly right-of-way line of said East Rosedale Street, said "X" set in concrete being the beginning of a compound curve to the right having a radius of 70.50 feet, a central angle of 09 degrees 17 minutes 00 seconds, and whose chord bears South 89 degrees 00 minutes 35 seconds East, a distance of 11.41 feet;

THENCE with said compound curve to the right and with the proposed southeasterly right-of-way line of said East Rosedale Street, an arc length of 11.42 feet to an "X" set in concrete for the beginning of a compound curve to the right having a radius of 30.50 feet, a central angle of 40 degrees 06 minutes 33 seconds, and whose chord bears South 64 degrees 18 minutes 48 seconds East, a distance of 20.92 feet;

THENCE with said compound curve to the right and with the proposed southeasterly right-of-way line of said East Rosedale Street, an arc length of 21.35 feet to an "X" set in concrete for the beginning of a compound curve to the right having a radius of 85.50 feet, a central angle of 19 degrees 06 minutes 17 seconds, and whose chord bears South 34 degrees 42 minutes 23 seconds East, a distance of 28.38 feet;

THENCE with said compound curve to the right and with the proposed southeasterly right-of-way line of said East Rosedale Street, an arc length of 28.51 feet to an "X" set in concrete for the beginning of a compound curve to the right having a radius of 185.50 feet, a central angle of 09 degrees 02 minutes 48 seconds, and whose chord bears South 20 degrees 37 minutes 50 seconds East, a distance of 29.26 feet;

THENCE with said compound curve to the right and with the proposed southeasterly right-of-way line of said East Rosedale Street, an arc length of 29.29 feet to an "X" set in concrete in the east line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, said "X" in concrete being in the east line of said Lot 1, said "X" in concrete also being the intersection of the proposed southeasterly right-of-way line of said East Rosedale Street with the existing west right-of-way line of Ayers Avenue (a variable width right-of-way);

THENCE South 00 degrees 15 minutes 58 seconds East, with the east line of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, with the east line of said Lot 1 and with the existing west right-of-way line of said Ayers Avenue, a distance of 41.63 feet to a point for the southeast corner of said tract of land deeded to Yesenia Garza Villalpando and Jose G. Villalpando, said point being the southeast corner of said Lot 1, said point also being the intersection of the existing west right-of-way line of said Ayers Avenue with the existing north right-of-way line of said Avenue F;

THENCE North 24 degrees 18 minutes 50 seconds West, a distance of 45.37 feet to a point for corner;

THENCE North 32 degrees 12 minutes 08 seconds West, a distance of 34.39 feet to a point for corner;

THENCE North 33 degrees 18 minutes 00 seconds West, a distance of 26.42 feet to a point for corner;

THENCE South 57 degrees 28 minutes 48 seconds West, a distance of 29.39 feet to a point for corner;

THENCE North 31 degrees 54 minutes 47 seconds West, a distance of 11.70 feet to the **POINT OF BEGINNING**, and containing 2,139 square feet or 0.049 acres of land, more or less.

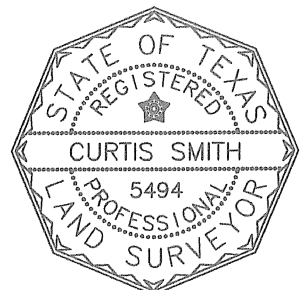
Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) Bearings are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: May 9, 2012



Curtis Smith
Registered Professional Land Surveyor
No. 5494



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 58°05'13"E	1.07'
L-2	N 33°18'00"W	26.42'
L-3	S 57°28'48"W	29.39'
L-4	N 31°54'47"W	11.70'

EXHIBIT "B" **PARCEL No. 3 TE**

EAST ROSEDALE STREET
(80.0' RIGHT-OF-WAY)

P.O.C.
FND 3/4"IR

P.O.B.

SEE
DETAIL "A"

YESENIA GARZA VILLALPANDO
AND JOSE G. VILLALPANDO
C.C.F. No. D209044366
D.R.T.C.T.

LOT 3

BONG HO KIM
C.C.F. No. D206028897
D.R.T.C.T.

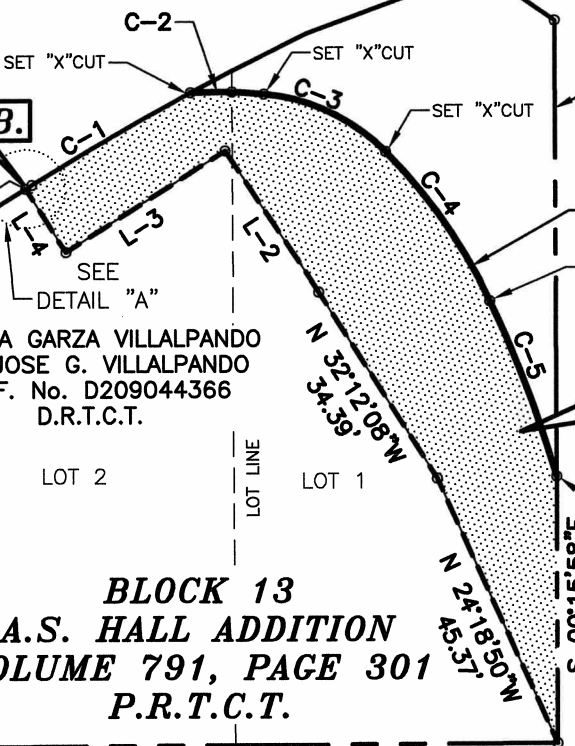
LOT LINE

LOT 2

LOT LINE

LOT 1

AVENUE F
(60.0' RIGHT-OF-WAY)



EXISTING
RIGHT-OF-WAY

EXISTING
RIGHT-OF-WAY

PROPOSED
RIGHT-OF-WAY

SET "X" CUT

SET "X" CUT

SET "X" CUT

SET "X" CUT

SET "X" CUT

AYERS AVENUE
(A VARIABLE WIDTH RIGHT-OF-WAY)

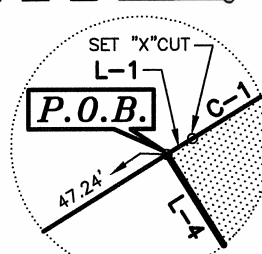
**TEMPORARY
CONSTRUCTION
EASEMENT AREA**
2,139 SQ. FT. OR
0.049 ACRES

BLOCK 13
A.S. HALL ADDITION
VOLUME 791, PAGE 301
P.R.T.C.T.

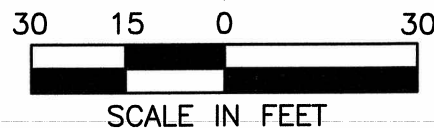
- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED

FND "Y" IN CONCRETE

EXISTING
RIGHT-OF-WAY



DETAIL "A"
NOT TO SCALE



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	473.00'	03°27'28"	N 59°45'29"E	28.54'	28.55'
C-2	70.50'	09°17'00"	S 89°00'35"E	11.41'	11.42'
C-3	30.50'	40°06'33"	S 64°18'48"E	20.92'	21.35'
C-4	85.50'	19°06'17"	S 34°42'23"E	28.38'	28.51'
C-5	185.50'	09°02'48"	S 20°37'50"E	29.26'	29.29'

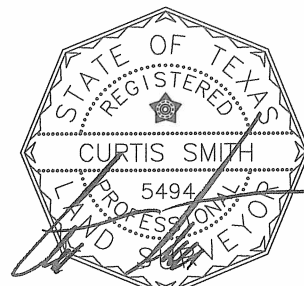
NOTE:
ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
A
TEMPORARY CONSTRUCTION EASEMENT
OUT OF
LOT 1 AND LOT 2, BLOCK 13
OF
A.S. HALL ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
VOLUME 791, PAGE 301
PLAT RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: EAST ROSEDALE STREET IMPROVEMENTS		CITY PROJ. No. 00142
ACQUISITION AREA: 2,139 SQUARE FEET OR 0.049 ACRES		
JOB NO. FNI_1201.00	DRAWN BY: SMP	CAD FILE: FNI_1201.00_3TE.DWG
DATE: MAY 9, 2012	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 30'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494